



The City of Seattle

Landmarks Preservation Board

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LPB 387/21

CONTROLS AND INCENTIVES AGREEMENT

The Center for Wooden Boats

1010 Valley Street (Waterway 4)

I. RECOMMENDED CONTROLS

To assure the preservation of the specified features and characteristics of the landmark, the owner (Owner) of The Center for Wooden Boats, a landmark designated by the City of Seattle Landmarks Preservation Board, and the City of Seattle Historic Preservation Officer on behalf of the City of Seattle Landmarks Preservation Board, agree that the following controls shall be imposed:

A. CERTIFICATE OF APPROVAL PROCESS

1. A Certificate of Approval, issued by the City of Seattle's Landmarks Preservation Board pursuant to Seattle Municipal Code ("SMC"), Ch. 25.12, must be obtained, or the time for denying a Certificate of Approval application must have expired, before the Owner may make alterations or significant changes to:
 - a. The entire Pavilion structure, both exterior and interior.
 - b. The exterior of the Boat Shop, and the pilings and platform that support it.
 - c. The exterior of the Oar House, and the platform that supports it.
 - d. The exterior of the Boat House (Education Center), and the pilings and platform that support it.
2. A Certificate of Approval is not required for the following:

- a. Any in-kind maintenance or repairs of the features or characteristics of The Center for Wooden Boats that were designated by the Board for preservation.
- b. Installation, removal, or alteration of the following outdoor furnishings that are not attached to the buildings: benches, chairs, tables, swings, movable planters, and storage receptacles.
- c. Installation or removal of interior, temporary window shading devices that are operable and do not obscure the glazing when in the open position.
- d. Installation, removal, or alteration of signage for accessibility compliance, safety, and other signage as required by City or State code.
- e. Installation, removal, or alteration of signage, if consistent with a comprehensive signage plan approved by the Landmarks Preservation Board.
- f. Installation, removal, or alteration of hardware attached to the buildings or floating platforms, as needed to support ropes, cables, tarps, safety equipment, small boats, paddles, oars, and other boating accessories or tools fundamental to the function of the boat center. Installations shall not include cutting or removing built features, and must be easily repaired if the hardware is removed in the future.

B. ADMINISTRATIVE REVIEW

- 1. Administrative review and approval is available for the following items listed in Section 1.B.3. according to the following procedures. The Owner shall submit to the City Historic Preservation Officer (CHPO) a written request for these alterations, including applicable drawings and/or specifications. If the CHPO, upon examination of submitted plans and specifications, determines that such alterations are consistent with the purposes of SMC 25.12 the alterations shall be approved without the need for any further action by the Board. If the CHPO disapproves such alterations, the Owner may submit revised materials to the CHPO, or submit in accordance with the Certificate of Approval process set forth in SMC 25.12.
- 2. The CHPO shall transmit his or her written decision on the Owner's submittal to the Owner. Failure of the CHPO to approve or disapprove the request within fourteen (14) business days shall constitute approval of the request.
- 3. Administrative review is available for the following:
 - a. For the specified features and characteristics of the landmark, the addition or elimination of ducts, conduits, HVAC vents, grills, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters,

and other similar mechanical, electrical, and telecommunication elements necessary for the normal operation of the building or platform.

- b. Alterations to the floating platforms or pilings when staff has not determined it to be in-kind maintenance.
- c. Installation, removal, or alteration of exterior non-historic light fixtures, exterior security lighting, and security system equipment. If proposed equipment is similar in size and location to existing, staff may be able to determine it to be in-kind maintenance, provided the fixture or equipment does not obscure designated features and is attached to a material that is easily repairable.
- d. Installation, removal, or alteration of exterior signage.
- e. Installation of improvements for safety or accessibility compliance.
- f. Installation, removal, or alteration of fire and life safety equipment.
- g. Changes to exterior paint colors when painting a previously painted material. If the proposed color is similar to the existing, staff may be able to determine it to be in-kind maintenance.
- h. Replacement of non-original windows and doors when located in original openings.
- i. Repositioning of the designated floating buildings, platforms, and pilings within Waterway 10, when required for code compliance or to meet changing programmatic needs.
- j. Alterations to the floating platforms or pilings when required for compliance with environmental regulations, provided the historic character of the landmark is maintained. No review may be required if the City Historic Preservation Officer determines the work to be consistent with in-kind repairs or maintenance.
- k. Leveling of the floating platforms, provided the historic character of the landmark is maintained. No review may be required if the City Historic Preservation Officer determines the work to be consistent with in-kind repairs or maintenance.
- l. Signage other than signage excluded in Sections I.A.2.d and I.A.2.e of this agreement.
- m. Emergency repairs or measures (including immediate action to secure the area, install temporary equipment, and employ stabilization methods as

necessary to protect the public's safety, health, and welfare) to address hazardous conditions with adverse impacts to the building or site as related to a seismic or other unforeseen event. Following such an emergency, the owner shall adhere to the following:

- 1) The owner shall immediately notify the City Historic Preservation Officer and document the conditions and actions the owner took.
- 2) If temporary structural supports are necessary, the owner shall make all reasonable efforts to prevent further damage to historic resources.
- 3) The owner shall not remove historic building materials from the site as part of the emergency response.
- 4) In consultation with the City Historic Preservation Officer and staff, the owner shall adopt and implement a long-term plan to address any damage through appropriate solutions.

II. RECOMMENDED INCENTIVES

The following economic incentives may be available to the owner.

1. Seattle Municipal Code Title 23 provides for authorization of uses in a designated Landmark that are not normally permitted in a particular zoning classification by means of an administrative conditional use approval.
2. Certain exceptions to or exemptions from regulations in Title 23 Seattle Municipal Code may be available, either by virtue of the zoning designation applicable to the Landmark or its status as a Landmark.
3. Building and Energy Code exceptions on an application basis.
4. Historic Preservation Special Tax Valuation (Chapter 84.26 RCW) on an application basis.

Joshua Anderson

Josh Anderson
Executive Director
The Center for Wooden Boats
Owner

09/17/2021

Date

Sarah Sodt

Sarah Sodt
City Historic Preservation Officer

09/17/2021

Date